

adani
Realty

BRAHMA

RERA No.: RC/REP/HARERA/GGM/709/441/2023/53
dated 10.04.2023 also available on www.haryanarera.gov.in
Licence no. 64 of 2010 dated 21.08.2010







D O W N T O W N
A V E N U E

T H E M A R K E T P L A C E

SECTOR 62, GURUGRAM



- 
 Strategically located at Sector 63, Golf Course Extension Road, Gurugram
- 
 Well connected to Golf Course Road, Sohna Road & NH8
- 
 Luxury neighborhood of HNI & UNHI clientele
- 
 5-7 minutes drive to Rapid Metro Station

DOWNTOWN
Avenue

Disclaimer : Map not to scale. The map is not necessarily accurate to the surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the Project. However, the Developer makes no representation regarding continuity/existence of these developments/landmarks going forward. Further, the driving time indicated is tentative and actual time may vary.



DOWNTOWN AVENUE

SECTOR-61

SECTOR-62

COLLEGE SITE

SECTOR-62

24 M WIDE ROAD

HERITAGE ONE

SALES GALLERY

SAMSARA ARYA

24 M WIDE ROAD

PARAS TRINITY COMMERCIAL

OTHERS LAND

SAMSARA AVASA

6

6

PRIMARY SCHOOL

SECTOR-63

OTHERS LAND

6

6

PRIMARY SCHOOL

OTHERS LAND

SAMSARA IVANA

MIRACLE MILE

6

6

PRIMARY SCHOOL

SECTOR-63

24 M WIDE ROAD

24 M WIDE ROAD

24 M WIDE ROAD

24 M WIDE ROAD

RELIGIOUS BUILDING

60 M WIDE ROAD

I-BLOCK

K-BLOCK

DISPENSARY

BELVEDERE CLUB

IREO SKYON

NURSERY SCHOOL-2

HIGH SCHOOL

24 M WIDE ROAD

PARK

J-BLOCK

60 M WIDE ROAD

3 & 65

SAMSARA VILASA

SECTOR-60

24 M WIDE ROAD

SECTOR-63

TOWARDS CRPF CAMP

THE ROADS
ARE WIDE OPEN
FOR YOU *here*

LOCATION ADVANTAGES

- 05 MINS AWAY
GOLF COURSE ROAD/RAPID METRO
- 10 MINS AWAY
SOHNA ROAD
- 15 MINS AWAY
MILLENNIUM CITY CENTRE
- 20 MINS AWAY
MG ROAD
- 25 MINS AWAY
AMBIENCE MALL
- 40 MINS AWAY
INTERNATIONAL AIRPORT



Educational Institutes

1. HERITAGE XPERIENTIAL LEARNING SCHOOL
2. LOTUS VALLEY SCHOOL
3. ST. XAVIER'S HIGH SCHOOL
4. DPS INTERNATIONAL
5. PRESIDIUM SCHOOL



Healthcare

6. W PRATIKSHA HOSPITAL
7. ARTEMIS HOSPITAL
8. PARK HOSPITAL
9. MEDANTA HOSPITAL
10. FORTIS HOSPITAL



Hotels

11. LEMON TREE
12. DOUBLE TREE BY HILTON
13. HILTON GARDEN INN
14. RADISSON HOTEL
15. IBIS HOTEL
16. GRAND HYATT



Retail Zones

17. WORLDMARK
18. HONGKONG BAZAAR
19. SHOPPER'S STOP
20. ARDEE MALL
21. AMBIENCE MALL

MAKE THE MOST
OF EVERY
opportunity

Corner plot on 60 m sector road

2 side open SCO Plots

B+G+4 Floors

Thriving Neighborhood of HNI & UNHI

CCTV Surveillance for Common Area

Uniform Façade Design Control

Power backup with every plot & common area

Well planned parking





Artistic Impression

BIG OPPORTUNITIES FOR SMALL

Savings

The advantage of being situated on a corner plot and having a both-sides-open design

Frontage on 60 m road and easy accessibility from 24 m road

Landscaped central plaza for events & activities

Spacious central passage for pedestrians

Opportunity to build basement + ground + 4 floors

Power backup for all plots and common areas

OFFER LAVISH
experiences

Landscaped walkways, central plaza
and water features

Conveniences in place including efficient
and ample surface parking





A WORLD OF
your design

Complete freedom to customise
your asset as per your needs and vision

Exceptional common amenities
to complement your planning



Artistic Impression

SITE PLAN



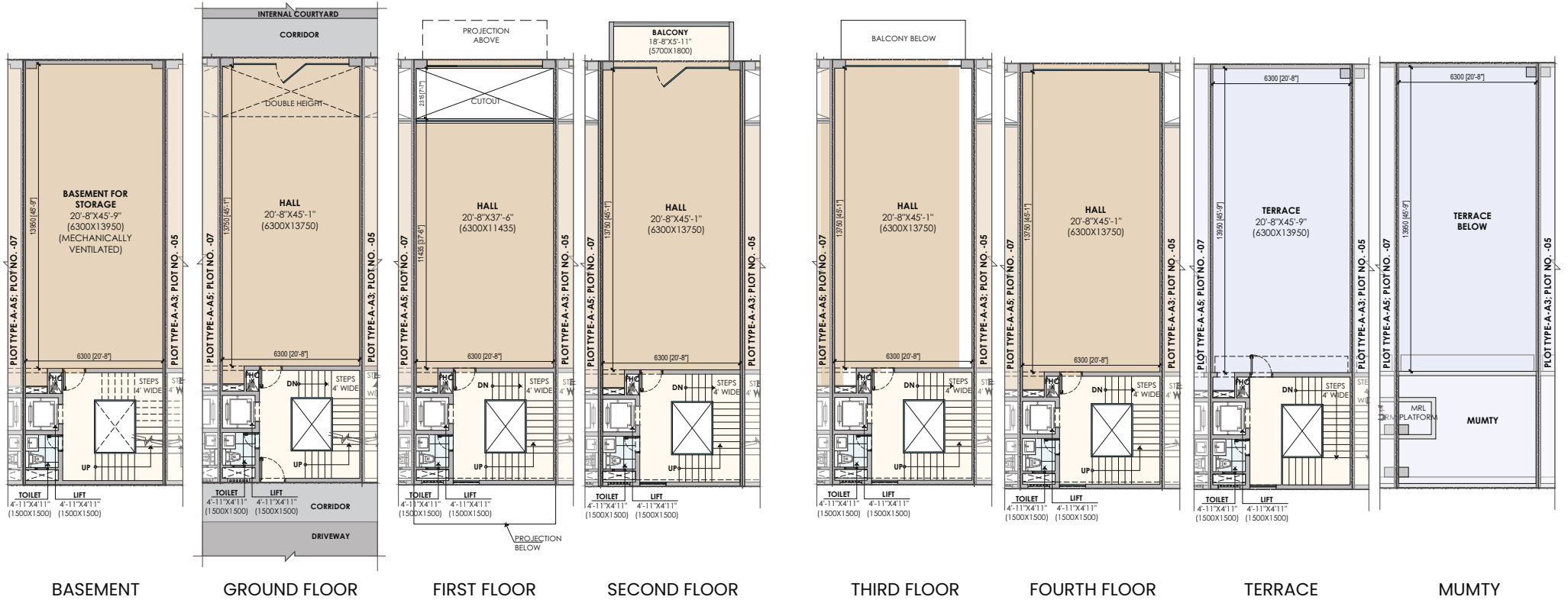
LEGENDS

- 1 Vehicular Entry
- 2 Vehicular Exit
- 3 Pedestrian Entry/Exit
- 4 Parking
- 5 Driveway
- 6 Open-air Plaza
- 7 Plaza with Water Feature
- 8 Drop-off Plaza
- 9 Central Plaza
- 10 CCTV Room
- 11 LT Panel & Electrical Transformer
- 12 Utility Block



Disclaimer: This does not constitute a legal offer. All specifications are tentative and subject to change till final completion of the Project as permissible under applicable law. This brochure contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative, not to scale and are subject to change as may be decided by the developer or the competent authority. Soft furnishings, cupboards, furniture and gadgets are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided.

TYPICAL FLOOR PLAN



DISCLAIMER: The drawings/plans depicted herein are typical floor plan based on approved plans under sanction letter wide memo no. ZP-763-Vol. - II A/JD(RA)/2023/8539 dated 22-03-2023 and are for reference only. Customers/buyers are advised to refer to actual original/authenticated copy of approved plan for unit specific.

PRICE LIST

Basic Sale Price (BSP)	₹8,00,000 per Sq. Yd.
Preferential Location Charge (PLC)	7%/10% of BSP
IFMS	₹1,000 per Sq. Yd

PAYMENT PLAN

Booking Amount	₹25 Lakhs
Within 30 days of Booking	10% (Less Booking Amount) of Total Price
Within 90 days of Booking	20% of Total Price
Within 6 months of Booking	30% of Total Price
On Offer of Possession	40% of Total Price + 100% of IFMS

Notes:

- EDC/IDC - (28,165 per Sq. Yds.) Power backup charges (15,000 per Sq. Yds.), Electrification charges.
- One Year Advance Common Area Maintenance Charges, Stamp Duty, Registration Charges & Other Miscellaneous charges & applicable taxes are payable extra (if any) on offer of possession.
- Allotment shall be subject to terms & conditions of the standard Application Form and Agreement for Sale between the parties.



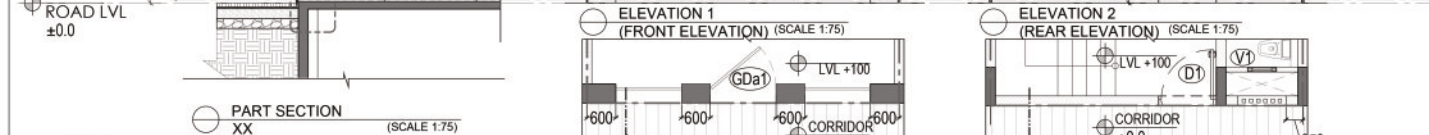
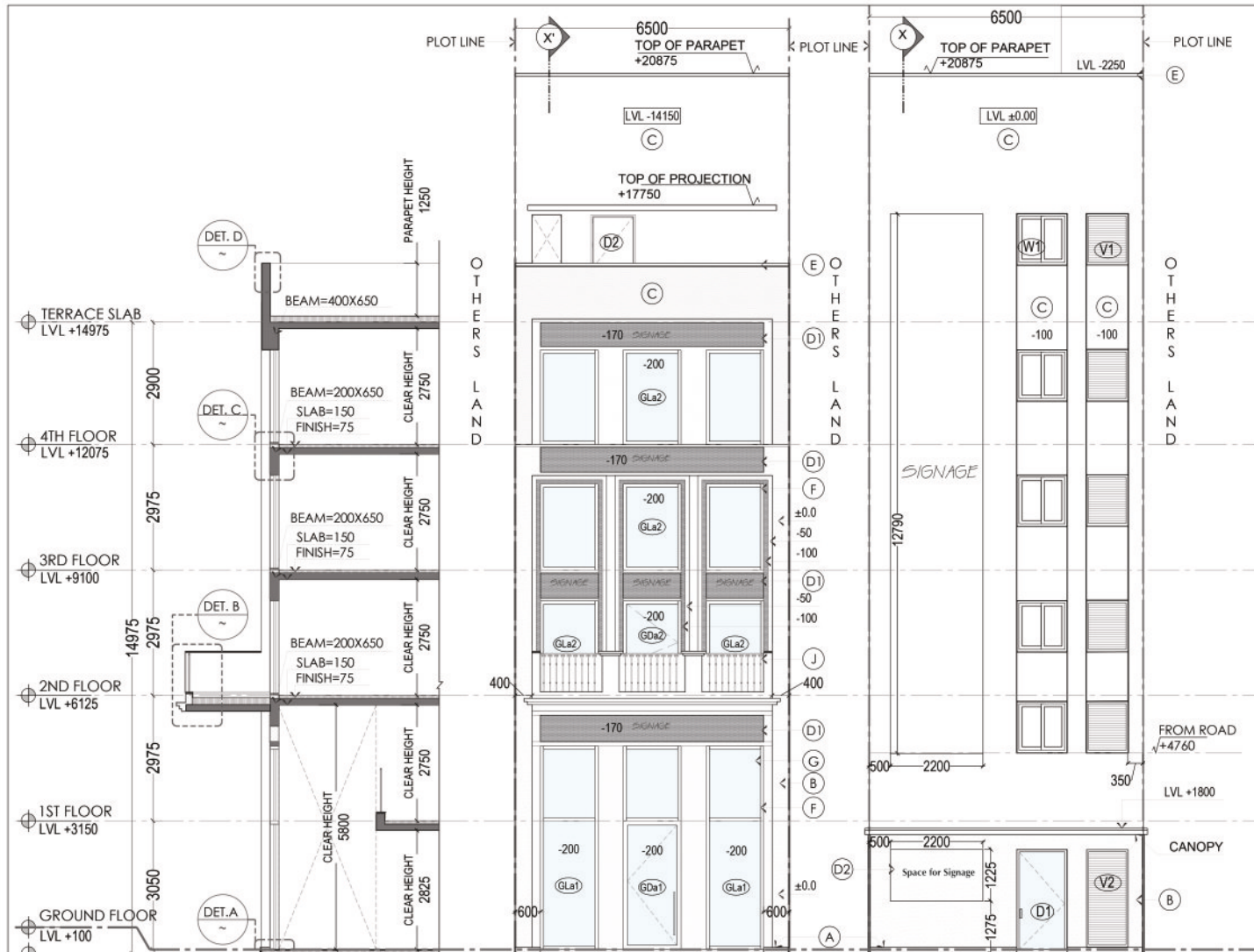
D O W N T O W N
A V E N U E

THE MARKETPLACE

ADANI BRAHMA SYNERGY PVT. LTD.

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RERA Registration No. RC/REP/HARERA/GGM/647/379/2022/122 dated 20.12.2022 also available on www.haryanarera.gov.in | Licence no. 64 of 2010 dated 21.08.2010



- SPECIFICATIONS:**
- (A) SKIRTING 150MM HIGH:
MATERIAL - GRANITE STONE, THICKNESS - 20MM THK.
 - (B) TEXTURE PAINT
MATERIAL - TEXTURE PAINT, COLOUR - SHAKER BEIGE PAINT FINISH,
MAKE - BENJAMIN MOORE, SHADE - HC-45 SHAKER BEIGE PAINT FINISH OVER CEMENT PLASTER AS/ELEVATIONS.
 - (C) PAINT OVER PLASTER:
MATERIAL - PAINT, COLOUR - SHAKER BEIGE PAINT FINISH,
MAKE - BENJAMIN MOORE, SHADE - HC-45 SHAKER BEIGE PAINT FINISH OVER CEMENT PLASTER AS/ELEVATIONS.
 - (D) SIGNAGES:
D1) 30 MM THICK PLASTER ALIGNING WITH THE OPENING WITH A CLEAR HEIGHT OF 600 MM FOR SIGNAGE.
D2) SPACE FOR SIGNAGE AS MARKED IN THE ELEVATION (ONLY LETTERING) AS/BUYER
 - (E) PARAPET COPING:
MATERIAL - D'HOLPUR STONE, WITH 8 X 8 MM ROUND AT CORNER AND 8 X 8 MM GROOVE IN PLASTER BENEATH THE STONE,
 - (F) DOOR/WINDOW FRAME:
MATERIAL - ALUMINIUM, COLOUR - GRAPHITE GRAY (RAL-7024), FINISH - ENAMEL METALLIC FINISH
 - (G) GLAZING:
MATERIAL - TOUGHENED CLEAR GLASS FIXED ON ALUMINIUM FRAME. SIZES AND THICKNESS AS PER VENDOR.
COLOUR (FRAME) - GRAPHITE GRAY (RAL 7024), FINISH - ENAMEL METALLIC FINISH PAINT ON ALUMINIUM FRAME.
 - (J) RAILING:
MS RAILING AS PER DETAIL
MATERIAL - MS, COLOUR - GRAPHITE GRAY (RAL 7024), FINISH - METALLIC FINISH

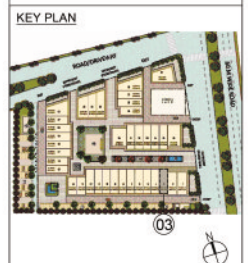
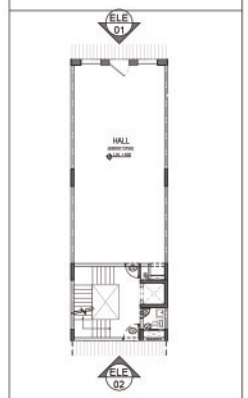


FRONT VIEW (ARTISTIC IMPRESSION)

DOOR/WINDOW SCHEDULE						
S.NO.	TYPE	SIZE	UNTEL (FROM FFL)	CILL (FROM FFL)	DESCRIPTION	REMARK
EXTERNAL GLAZING						
1	GDa1	1370X4825	4825	0	GLASS DOOR	
2	GDa2	1370X2250	2250	0	GLASS DOOR	
3	GLa1	1370X4825	4825	0	FIXED GLAZING	
4	GLa2	1370X2250	2250	0	FIXED GLAZING	
DOORS						
5	D1	1200X2400	2400	0	GLASS WITH ALUMINIUM FRAME	
6	D2	1050X2400	2400	0	LAMINATED WOODEN FLUSHED DOOR	
WINDOWS						
7	W1	1200X1225	2250	1200	SLIDING	
8	V1	1000X1225	2250	1200	VENTILATOR	
9	V2	1000X2350	2400	50	VENTILATOR	

SUBMISSION DRAWING

- NOTES
- DIMENSIONS ARE NOT TO BE SCALED.
 - ALL DIMENSIONS ARE IN MM.
 - ALL WINDOW AND VENTILATORS ARE OPENABLE.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SITE PLAN DRAWING NO. AR-001.



PROJECT TITLE
PROPOSAL FOR COMMERCIAL SITE-2 AREA MEASURING 3.40 ACRES, OWNED AND BEING DEVELOPED BY ADANI BRAHMA SYNERGY PVT. LTD., FALLING IN THE RESIDENTIAL PLOTTED COLONY MEASURING 141.66875 ACRES (LICENCE NO. 64 OF 2010 DATED 21.08.2010) IN SECTOR-60, 61, 62, 63 & 65 GURUGRAM MANESAR URBAN COMPLEX, GURUGRAM.

DATE 31-05-2023
SCALE AS MENTIONED

SHEET TITLE
PLOT TYPE - A1 (ELEVATIONS CONTROL DRAWING)
PLOT NO. -
SHEET NO. AR-ELE-103